

086.0

0001

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,094,900 / 1,094,900

APPRAISED:

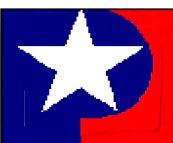
1,094,900 / 1,094,900

USE VALUE:

1,094,900 / 1,094,900

ASSESSED:

1,094,900 / 1,094,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TILLMAN ERIK J	
Owner 2: KAMBARA TRACY K	
Owner 3:	

Street 1: 125 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RUBIN DAVID V & LISA P -

Owner 2: -

Street 1: 125 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 3843 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6000.000		674,900				420,000		1,094,900						54336	
Total Card								0.138		674,900				420,000		1,094,900						GIS Ref	
Total Parcel								0.138		674,900				420,000		1,094,900						GIS Ref	
Source: Market Adj Cost										Total Value per SQ unit /Card:		284.94		/Parcel:		284.94						Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		086.0-0001-0019.0		Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes						
2022	101	FV	674,900	0	6,000.	420,000	1,094,900		Year end						12/23/2021
2021	101	FV	654,900	0	6,000.	420,000	1,074,900		Year End Roll						12/10/2020
2020	101	FV	654,900	0	6,000.	420,000	1,074,900	1,074,900	Year End Roll						12/18/2019
2019	101	FV	486,300	0	6,000.	414,000	900,300	900,300	Year End Roll						1/3/2019
2018	101	FV	486,300	0	6,000.	318,000	804,300	804,300	Year End Roll						12/20/2017
2017	101	FV	486,300	0	6,000.	300,000	786,300	786,300	Year End Roll						1/3/2017
2016	101	FV	486,300	0	6,000.	276,000	762,300	762,300	Year End						1/4/2016
2015	101	FV	466,900	0	6,000.	258,000	724,900	724,900	Year End Roll						12/11/2014

SALES INFORMATION

TAX DISTRICT								PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
RUBIN DAVID V &	78142-584	1	6/30/2021			1,290,000	No	No					
PATTERSON LISA	41366-20		11/5/2003	Family			1	No	No				
TURNER A CHASE	29042-208		8/31/1998			252,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/13/2005	580	Addition	227,500			G7	GR FY07	kit / fam 1st flr	8/30/2018	TTL REFUSAL	BS	Barbara S
									3/5/2009	Meas/Inspect	372	PATRIOT
									4/8/2000	Inspected	264	PATRIOT
									1/24/2000	Mailer Sent		
									1/24/2000	Measured	263	PATRIOT
									5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

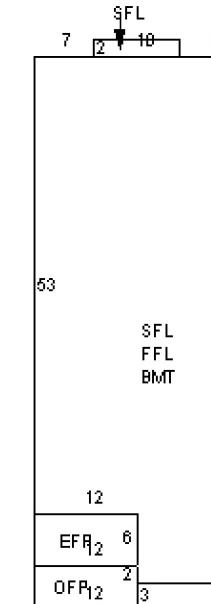
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	LT GREEN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: Good

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G8
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	1 - Drywall 25 %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile 10 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****OVERRIDE**

VG - Very Good

%

%

%

%

4.6 %

REMODELING**RES BREAKDOWN****EXTERIOR****NO UNIT****RMS****BRS****FL****INTERIOR****1****8****4****ADDITIONS****2005****KITCHEN****BATHS****PLUMBING****ELectRIC****HEATING****GENERAL****TOTALS****1****8****4****CALC SUMMARY****COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****Basic \$ / SQ:**

130.00

Size Adj.:

1.01483667

Const Adj.:

0.99088103

Adj \$ / SQ:

130.726

Other Features:

126150

Grade Factor:

1.21

NBHD Inf:

1.00000000

NBHD Mod:**LUC Factor:**

1.00

Adj Total:

707440

Depreciation:

32542

Depreciated Total:

674898

WtAv\$/SQ:**AvRate:****Ind.Val****Juris. Factor:**

1.00

Before Depr:

158.18

Special Features:

0

Val/Su Net:

157.10

Final Total:

674900

Val/Su SzAd

234.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	1,449	130.730	189,422	BMT	90	RRM	75 A		
FFL	First Floor	1,429	130.730	186,807						
BMT	Basement	1,286	58.340	75,026						
EFP	Enclos Porch	72	64.440	4,640						
OPP	Open Porch	60	43.600	2,616						
Net Sketched Area:					Total:					
Size Ad	2878	Gross Area	4439	FinArea	3843					

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

2 Frame Shed D Y 1 4X6 A AV 1980 0.00 T 31.2 101

More: N

Total Yard Items:

Total Special Features:

Total: